



HAMILTON SPRINGS, TENNESSEE

TRANSIT ORIENTED DEVELOPMENT

Lebanon, Tennessee is a city of 26,190 in Middle Tennessee’s Wilson County. Connected to Nashville by Interstate 40 as well as the Music City Star, the state’s only operating commuter train. Lebanon sees a large portion of its population commute to and from the city. One of Lebanon’s goals is to develop a more diverse array of housing and transportation options to appeal to creative professionals and younger residents. By designing their comprehensive plan and zoning code to encourage and guide growth in their community, leaders in the Lebanon community were able to attract the Hamilton Springs Transit Oriented Development (TOD) project.

STEP I: BUILDING PROJECT SUPPORT

- The Hamilton Springs project was the result of collaboration and support between local and regional government leaders and real estate developers. A coalition of civic, business, and transit sector leaders had envisioned TOD project anchored by a Music City Star stop to increase ridership and provide diverse choices for transportation.



STEP II: PROJECT PLANNING & DESIGN

- To attract and support investment in a TOD project, government leaders in Lebanon and Wilson County included provisions in their land use plans and zoning codes to encourage the development of multiple transportation and housing options. The Regional Transportation Authority and the Nashville area MPO also provided technical assistance and matching funding.



STEP III: PROJECT FUNDING AND IMPLEMENTATION

The anchor of the Hamilton Springs development is the multi-modal station, which combines a new Music City Star stop with parking and a walkable core. The multi-modal core’s development was accomplished through a public-private partnership:

JULY 2006	LAND USE PLAN	SEPTEMBER 2011	ZONING SUPPORT
	- Lebanon city government adopts an updated Land Use plan that includes provisions to encourage transit-oriented development.		- The Lebanon Planning Commission and Lebanon City Council approve the project and re-zone the property to enable TOD and multi-family housing.
JUNE 2011	RAIL STOP APPROVED	MAY 2012	CONSTRUCTION BEGINS
	-The Regional Transportation Authority Board unanimously moves to permit the new Music City Star Station and multi-modal core.		-Workers break ground on the first phase, including 398 multifamily units plus surface parking and commercial space. The first units opened in summer 2013.

To date, **over \$3,800,000** in private funds have already been invested in the Hamilton Station Plan.



BENEFITS

TRANSIT ORIENTED DEVELOPMENT

Land Use and Transportation integration is vital in coordinating Tennessee’s transportation planning and investment with local land use decisions and community visions. This integration helps guide the development of a safe and efficient statewide transportation system.

TDOT’s Long Range Planning Division and Office of Community Transportation interact with local community leaders to gain a better understanding of local communities’ interests, activities, and the various comprehensive transportation planning documents and policies that are in place. By having a better understanding of local land use plans and decisions, TDOT can make more informed decisions about the state’s transportation investments, creating a more efficient and effective network for Tennesseans.

Benefits of integrated land use and transportation include:

- Enhanced economic growth and competitiveness
- Increased mobility and transportation choices
- Ensured effective use of infrastructure and government funding
- Expanded community redevelopment options including desired amenities
- Lowered emissions
- Safer and healthier communities
- Improved quality of life for all Tennesseans



Multi-modal access is important because it can reduce transportation costs and travel time while increasing property values and job growth in communities. Design and accommodation for pedestrians and bicyclists reduce the instances of crashes and are indicative of vibrant and livable communities. Streets that provide room for walking and bicycling encourage active and healthy lifestyles. Multi-modal access provides communities with more connections and more choices.

TDOT LONG RANGE PLANNING DIVISION CONTACTS

REGION 4

Aury Kangelos

901-684-5466 | aury.kangelos@tn.gov

Carlos McCloud

901-684-5465 | carlos.mccloud@tn.gov

REGION 3

Katy Braden

615-532-3563 | katy.braden@tn.gov

Larry McGoogin

615-253-2428 | larry.mcgoogin@tn.gov

REGION 2

Stacy Morrison

423-510-1177 | stacy.morrison@tn.gov

Kevin Herrit

423-510-1167 | kevin.herrit@tn.gov

REGION 1

Jack Qualls

865-594-2662 | jack.qualls@tn.gov

Nick Weander

865-594-2667 | nick.weander@tn.gov



Produced by:



www.cumberlandregiontomorrow.org